



**CITY OF POMONA  
PLANNING COMMISSION AGENDA  
POMONA, CALIFORNIA – CITY COUNCIL CHAMBERS  
505 South Garey Avenue, Pomona, CA 91769**

**REGULAR ADJOURNED MEETING OF  
WEDNESDAY, OCTOBER 26, 2011 @ 7:00 PM**

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- A. **CALL TO ORDER:** Chair Denton Mosier
- B. **FLAG SALUTE:** Chair Denton Mosier
- C. **ROLL CALL:** Brad Johnson, Planning Manager

**Chair Denton Mosier, Vice Chair Kenneth E. Coble; Commissioner Frank Delgado; Commissioner Robert Torres; Commissioner Arturo Jimenez; Commissioner Edward Starr and Commissioner Leslie Hedges**

D. **CONSENT CALENDAR:**

**Note:** All items listed on the Consent Calendar may be enacted by a single motion without separate discussion. If a discussion or a separate vote on any item is desired by a Planning Commissioner, that item may be removed from the Consent Calendar and considered separately. All remaining items not removed from the Consent Calendar by a Planning Commissioner shall be voted on prior to discussion of the item(s) requested to be pulled.

1. **APPROVAL OF PC MINUTES:**

August 24, 2011

2. **TIME EXTENSION (TX 11-006):**

A request for a second one-year time extension for Conditional Use Permit (CUP 07-060) to allow the development of a new retail (pharmacy) building totaling 17,340 square feet and a multi-tenant retail building consisting of 7,500 square feet on a 113,223 square foot (2.59 acre) property in the C-3 (General Commercial) zone on a property located at 2093 North Garey Avenue.

**Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 11-006) granting a second one-year time extension for Conditional Use Permit (CUP 07-060).

**3. TIME EXTENSION (TX 11-007):**

A request for a one-year time extension for Conditional Use Permit (CUP 10-011) to allow the construction of a two-story approximately 28,000-square-foot office building and related parking for the Southern California Regional Rail Authority (Metrolink) on a 3.25-acre site within the C-IND (Commercial - Industrial) zone on a property located at 2704-2710 North Garey Avenue.

**Recommended Action:**

The Planning Division recommends that the Planning Commission approve Time Extension (TX 11-007) granting a one-year time extension for Conditional Use Permit (CUP10-011).

**E. PUBLIC HEARING ITEMS:**

**1. CONDITIONAL USE PERMIT (CUP 11-015):**

**Project Address:** 1645 West Holt Avenue

**Project Applicant:** Jose Ponce

**Project Planner:** Mr. Luis Rocha, Associate Planner

**Council District:** CC District No. 1

**Project Description:**

The applicant is proposing a Conditional Use Permit to allow the establishment of a collection facility of recyclable materials in the C-3 (General Commercial) zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a categorical exemption in compliance with Section 15303, (Class 3 – New Construction or Conversion of Small Structures).

**Recommended Action:**

The Planning Division recommends that the Planning Commission continue Conditional Use Permit (CUP 11-015) to November 9, 2011.

**2. CONDITIONAL USE PERMIT (CUP 10-020):**

*(Continued from September 14, 2011)*

**Project Address:** 577 Vinton Avenue

**Project Applicant:** Peter S. DeJager

**Project Planner:** Mr. Luis Rocha, Associate Planner

**Council District:** CC District No. 6

**Project Description:**

The applicant is proposing a Conditional Use Permit to allow the installation of a freeway sign at an existing car wash facility in the C-2 (Neighborhood Shopping Center Commercial) zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a categorical exemption in compliance with Section 15303, (Class 3 – New Construction or Conversion of Small Structures).

**Recommended Action:**

The Planning Division recommends that the Planning Commission adopt the attached Resolution approving Conditional Use Permit (CUP 10-020).

3. **POMONA VALLEY TRANSFER STATION  
TENTATIVE PARCEL MAP (TPM 08-007)  
CONDITIONAL USE PERMIT (CUP 08-003):  
FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2009051126)**  
*(Continued from September 28 and October 12 , 2011)*

**Project Address:** 1371 East 9<sup>th</sup> Street  
**Project Applicant:** Grand Central Recycling & Transfer Station, Inc  
**Project Planner:** Ms. Judy Kollar, Senior Planner  
**Council District:** CC District No. 3

**Project Description:**

Tentative Parcel Map and Conditional Use Permit for the development and operation of a 1,500-ton-per-day solid waste transfer station consisting of an approximately 61,870-square-foot transfer station building; an approximately 7,538 -square-foot office building; an approximately 5,000-square-foot maintenance building; an approximately 100-square-foot scale house; a diesel fueling station; and compressed natural gas fueling facilities on an approximately 10.5-acre site located in the M-2 (General Industrial) zone. Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code), an Environmental Impact Report (EIR) was prepared for this project.

**Recommended Action:**

The Planning Division recommends that the Planning Commission consider the attached Resolutions: Final Environment Impact Report (SCH# 2009051126), Tentative Parcel Map (TPM 08-007) and Conditional Use Permit (CUP 08-003).

**F. PUBLIC PARTICIPATION (*Three (3) minute Limit on Non-Agenda Items Only*):**

1. At this time, the general public is invited to address the Planning Commission concerning **any items that are not listed on the agenda**, which are not public hearings, or other items under the jurisdiction of the Planning Commission. Comments from the public of any non-agenda items will be limited to three (3) minutes in accordance with City policy.
2. Any applicant or member of the public wishing to speak on **any item that is listed on the agenda** is requested to adhere to the following protocol procedures/guidelines:
  - a) *Prior to the meeting, or during the meeting prior to an agenda item being discussed, any person wishing to address the Planning Commission shall complete a speaker card and submit it to the Planning Manager. Speaker cards are available in the foyer of the City Council Chambers and from the Minutes Clerk.*
  - b) *When called upon, the person shall come to the podium, state his/her name and address for the record, and, if speaking for an organization or other group, identify the organization or group represented. Whenever any group of persons wishes to address the Planning Commission on the same subject matter, the Chair may, at his/her discretion, request that the group choose a spokesperson to address the Commission.*
  - c) *All remarks should be addressed to the Planning Commission as a whole, and not to individual Commissioners. Questions, if any, should be directed to the presiding Chair who will determine whether, or in what manner, an answer will be provided.*
  - d) *Every person addressing the Planning Commission will be limited to three (3) minutes or such reasonable time as is granted by the majority of the Planning Commission.*

**G. PLANNING COMMISSION COMMUNICATIONS**

**H. PLANNING MANAGER COMMUNICATIONS:**

1. Tentative Planning Division projects for the November 9, 2011, Planning Commission meeting **(all items listed below are tentatively scheduled).**

**a) CONDITIONAL USE PERMIT (CUP 11-005)**

Conditional Use Permit (CUP 11-012) to allow the operation of a truck-to-truck transfer facility of sealed containers of waste material on a portion of a developed industrial property. The operator of the facility will occupy about 33,548 sf of the existing building with 32,048 sf to be used for storage and about 1500 sf of the office space in the M-2 (General Industrial) zone located at 2300 Pomona Boulevard

**I. ADJOURNMENT**

The City of Pomona Planning Commission is hereby adjourned at 11:00 p.m. to the next regularly scheduled meeting of **November 9, 2011**, starting at 7:00 p.m. in the City Council Chambers.

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**\*\*\* CERTIFICATION OF POSTING AGENDA \*\*\***

I, Brad Johnson, Planning Manager for the City of Pomona, hereby certify that the agenda for the October 26, 2011 Planning Commission meeting was posted on Thursday, October 20, 2011.

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Brad Johnson  
Planning Manager

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**E1 – 1645 West Holt Avenue**  
**E2 – 577 Vinton Avenue**  
**E3 – 1371 East 9<sup>th</sup> Street**

